

Portland, Oregon  
**FINANCIAL IMPACT and PUBLIC INVOLVEMENT STATEMENT**  
**For Council Action Items**

(Deliver original to Financial Planning Division. Retain copy.)

1. Name of Initiator Karl Dinkelspiel	2. Telephone No. 823-1354	3. Bureau/Office/Dept. Portland Housing Bureau 157/500
4a. To be filed date October 24, 2012	4b. Calendar (Check One) Regular <input checked="" type="checkbox"/> Consent <input type="checkbox"/> 4/5ths <input type="checkbox"/>	5. Date Submitted to Commissioner's office and FPD Budget Analyst: September 12, 2012
6a. Financial Impact Section: <input checked="" type="checkbox"/> Financial impact section completed		6b. Public Involvement Section: <input checked="" type="checkbox"/> Public involvement section completed

**1) Legislation Title:**

\*Authorize the purchase of property at 604 NE 99th Ave. from Human Solutions Inc. for \$1, and authorize a ground lease with Glisan Commons Phase I Limited Partnership for portions of City-owned property at 9929-9999 NE Glisan St. to facilitate the redevelopment of all properties at the site as Glisan Commons (Ordinance)

**2) Purpose of the Proposed Legislation:**

Acquire the property at 604 NE 99th Ave. to add to City's existing, adjacent holdings at 9929-9999 NE Glisan St. and 618 NE 99th Ave. Entire property to be redeveloped in two phases with 127 units of affordable rental housing and 16,000 square feet of commercial space to be known as Glisan Commons.

Enter into ground lease for a portion of the property to facilitate the development of Phase 1 of Glisan Commons. Phase 1 to include 67 units of affordable rental housing and 16,000 square feet of commercial space.

**3) Which area(s) of the city are affected by this Council item? (Check all that apply—areas are based on formal neighborhood coalition boundaries)?**

- |  |   |                                    |                                |
|--|---|------------------------------------|--------------------------------|
| <input type="checkbox"/> City-wide/Regional                | <input checked="" type="checkbox"/> Northeast | <input type="checkbox"/> Northwest | <input type="checkbox"/> North |
| <input type="checkbox"/> Central Northeast                 | <input type="checkbox"/> Southeast            | <input type="checkbox"/> Southwest | <input type="checkbox"/> East  |
| <input type="checkbox"/> Central City                      |   |                                    |                                |
| <input type="checkbox"/> Internal City Government Services |   |                                    |                                |

**FINANCIAL IMPACT**

**4) Revenue: Will this legislation generate or reduce current or future revenue coming to the City? If so, by how much? If so, please identify the source.**

The City will purchase the property at 604 NE 99<sup>th</sup> Ave. from Human Solutions Inc. (HSI) for \$1. The Glisan Commons development team will bear the expense of combining the property

with the rest of the City’s holdings in a lot consolidation through the Bureau of Development Services. The development team will also bear the expense of demolishing the single family house currently on the property.

The City will lease for \$1/year the Phase 1 portion of the consolidated property to an ownership entity comprised of HSI and Ride Connection.

**5) Expense:** What are the costs to the City related to this legislation? What is the source of funding for the expense? *(Please include costs in the current fiscal year as well as costs in future years. If the action is related to a grant or contract please include the local contribution or match required. If there is a project estimate, please identify the level of confidence.)*

The Portland Housing Bureau is currently responsible for maintaining both the Phase 1 and the Phase 2 portions of the property at a cost of approximately \$20,000/yr. Through this action, the HSI/Ride Connection ownership entity will become responsible for all costs associated with property maintenance on the Phase 1 portion of the property they lease. The City will continue to maintain the Phase 2 portion of the property until such time that it is redeveloped. Property maintenance is estimated at \$10,000/year which will be paid for out the Housing Bureau’s set-aside allocation of Gateway Regional Center Urban Renewal Area (GRCURA) Tax Increment Financing (TIF).

**6) Staffing Requirements:**

- Will any positions be created, eliminated or re-classified in the current year as a result of this legislation? *(If new positions are created please include whether they will be part-time, full-time, limited term, or permanent positions. If the position is limited term please indicate the end of the term.)*

No.

- Will positions be created or eliminated in future years as a result of this legislation?

No.

*(Complete the following section only if an amendment to the budget is proposed.)*

**7) Change in Appropriations** *(If the accompanying ordinance amends the budget please reflect the dollar amount to be appropriated by this legislation. Include the appropriate cost elements that are to be loaded by accounting. Indicate “new” in Fund Center column if new center needs to be created. Use additional space if needed.)*

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount

**PUBLIC INVOLVEMENT**

**8) Was public involvement included in the development of this Council item (e.g. ordinance, resolution, or report)? Please check the appropriate box below:**

- YES:** Please proceed to Question #9.  
 **NO:** Please, explain why below; and proceed to Question #10.

The development team and Housing Bureau staff have presented plans for the Glisan Commons project to the Gateway Regional Center Project Advisory Committee (PAC) and Hazelwood Neighborhood Association. The development team made two formal presentations to both the PAC and Hazelwood NA and has provided periodic brief updates.

The master plan for the entire property was heard before a City Hearings Officer on May 14, 2012. The City's Design Review Commission held a public hearing on the Phase 1 plans on May 17, 2012.

**9) If "YES," please answer the following questions:**

**a) What impacts are anticipated in the community from this proposed Council item?**

This action will facilitate the creation of 67 affordable rental housing units. It's estimated that these units will serve approximately 80-90 residents. Residents will earn no more than 50% of area median family income which for a household of one is currently approximately \$25,000/year.

This action will also facilitate the creation of 16,000 square feet of office space for Ride Connection's headquarters. Ride Connection estimates it will employ 40 people at this site. Ride Connection will also sponsor various transportation-related workshops and classes at this site.

**b) Which community and business groups, under-represented groups, organizations, external government entities, and other interested parties were involved in this effort, and when and how were they involved?**

The development team and Housing Bureau staff presented plans for the Glisan Commons project to the Gateway Regional Center Project Advisory Committee (PAC) and Hazelwood Neighborhood Association. The development team made two formal presentations to both the PAC and Hazelwood NA and has provided periodic updates.

The master plan for the entire property was heard before a City Hearings Officer on May 14, 2012 and subsequently approved on June 19, 2012. The City's Design Review Commission held a public hearing on the Phase 1 plans on May 17, 2012 and subsequently approved the design on June 7, 2012.

**c) How did public involvement shape the outcome of this Council item?**

While there was some skepticism when first presented with the plans, the community has since been supportive of the development. The community has been especially enthusiastic about the jobs Ride Connection will bring. Input from community members helped shape the residential program leading to a project containing all one bedroom and studio units. This programming choice was in response to concerns about over-crowding in the David Douglas School District.

**d) Who designed and implemented the public involvement related to this Council item?**

Public involvement was designed and implemented by the development team headed by Human Solutions Inc. Also involved were Ride Connection and the Housing Development Center in its role as lead consultant for the project. Housing Bureau staff also guided the design and participated in the implementation.

**e) Primary contact for more information on this public involvement process (name, title, phone, email):**

Karl Dinkelspiel, Program Coordinator, 503.823.1354,  
karl.dinkelspiel@portlandoregon.gov

**10) Is any future public involvement anticipated or necessary for this Council item? Please describe why or why not.**

Yes. The project team will continue to update the Gateway PAC and Hazelwood NA as the first phase of the project moves into construction anticipated to begin in fall of 2012 and to be complete approximately fourteen months later.

Traci Manning, Bureau Director

Date